

# 22 N MORGAN ST

22 NORTH MORGAN STREET, CHICAGO, IL 60607



## OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	1,738 SF
Lot Size:	0.23 Acres
Number of Units:	1
Price / SF:	\$287.11
Year Built:	1944
Zoning:	DX-3
Market:	Chicago
Submarket:	West Loop

## PROPERTY OVERVIEW

Introducing 22 N Morgan Street – a 1,738 square foot commercial condo unit in Chicago's vibrant West Loop. Possibility to add a storefront door. If Buyer chooses to do so, Buyer must construct a common area package room within the unit. Rough plans for a common area package room to be provided on request. Ideal for various uses, the design fits retail, cafe, or office purposes. Join the dynamic West Loop community and make this versatile space the home of your business aspirations. Act now and seize this prime opportunity!

## PROPERTY HIGHLIGHTS

- Two blocks from Morgan CTA Station
- New approved store front door permitted
- Walking distance to bustling Fulton Market

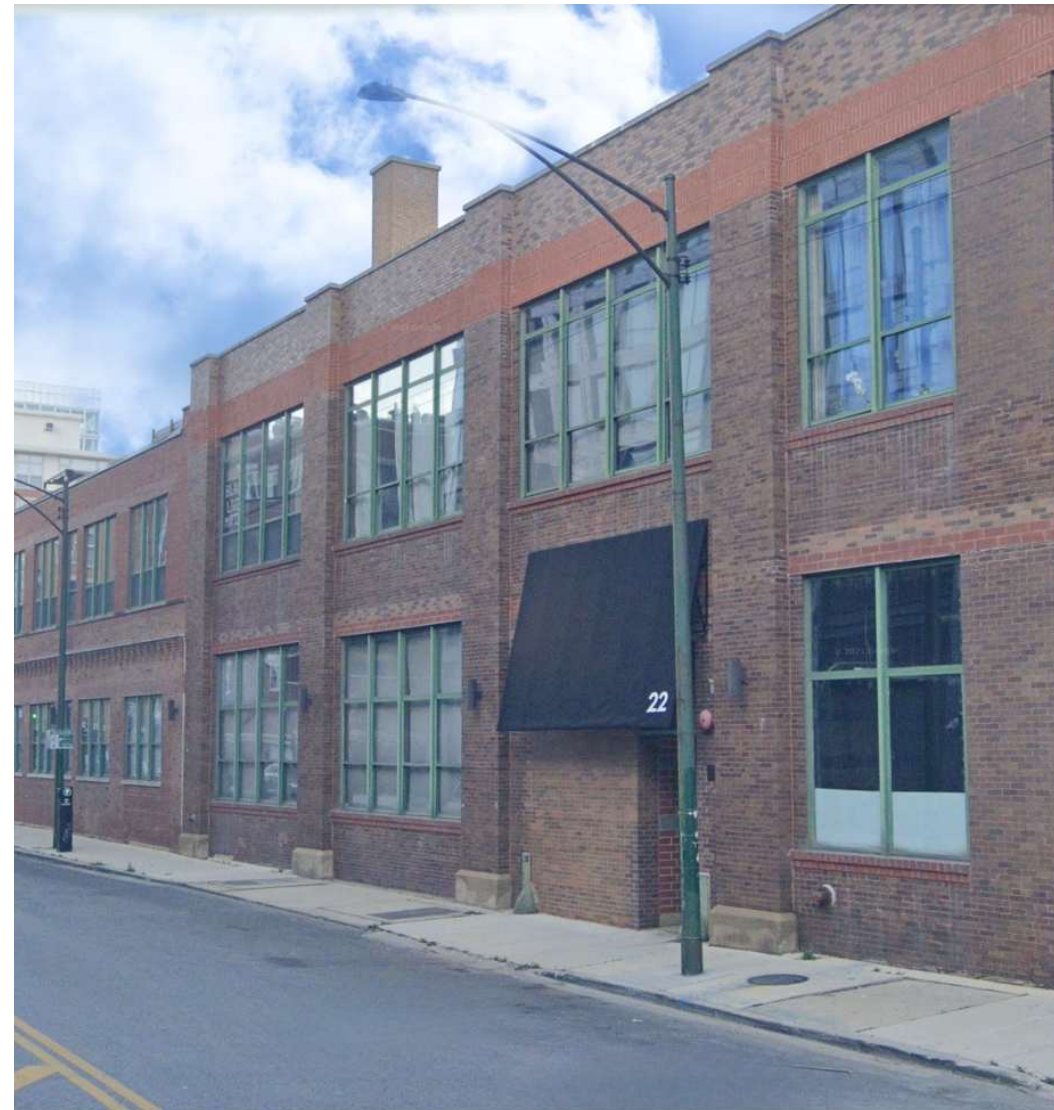


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**TROY COMMERCIAL**  
REAL ESTATE LTD.





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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,185	13,405	52,006
Average Age	34.1	32.8	32.1
Average Age (Male)	34.3	33.2	32.5
Average Age (Female)	34.3	33.4	31.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,406	7,940	30,235
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$158,838	\$149,251	\$138,040
Average House Value	\$542,469	\$483,799	\$445,773

2020 American Community Survey (ACS)

